

WELLBANK STREET, BURY, BL8



- Semi Detached Bungalow
- Two Bedrooms
- Conservatory
- Driveway
- Landscaped Gardens
- Well Presented Throughout
- Close to Local Amenities
- Early Viewing Advised!



£270,000

BOLTON

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Cardwells Estate Agents, Bury are delighted to bring to market this immaculately presented two bedroom semi detached bungalow. Situated in the heart of Tottington with convenient local amenities and transport links on the doorstep this lovely home comprises; entrance hallway, lounge, kitchen/diner, conservatory, two double bedrooms and a modern fitted shower room. Externally this property boasts a driveway to the side with landscaped gardens to the front and rear. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Laminate flooring. Radiator. Ceiling light point.

Lounge 16' 3" x 10' 8" (4.95m x 3.25m) UPVC double glazed window to front aspect. Radiator. Double doors to kitchen. Laminate flooring. Feature gas fire and surround. Ceiling light point.



Kitchen 14' 0" x 9' 3" (4.26m x 2.82m) UPVC double glazed window to rear aspect. Composite door leading to conservatory. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washing machine and dishwasher. Radiator. Ceiling light point.

Conservatory 12' 5" x 8' 7" (3.78m x 2.61m) UPVC double glazed with door to side. Radiator.



Shower Room 6' 0" x 6' 0" (1.83m x 1.83m) UPVC double glazed window to side aspect. Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall tiling. Spotlighting. Radiator.

Bedroom 1 11' 2" x 10' 8" (3.40m x 3.25m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 10' 5" x 9' 7" (3.17m x 2.92m) UPVC double glazed window to front and side aspects. Radiator. Ceiling light point.

Externally paved driveway for numerous cars. Hard landscaped front garden. To the rear a landscaped garden with paved patio area, artificial grass, raised planters and two sheds.



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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Leasehold, We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,878 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking Of Selling? Thinking of selling? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

